

FOREST GROVE CITY HALL & DSA

Design Review Narrative

TOWN CENTER TRANSITION (TCT) - TRACK 2 DESIGN GUIDELINE COMPLIANCE

Please see the attached Design Review narrative for the Forest Grove Development Services Annex & City Hall project. Attached you'll find an outline detailing compliance with the City of Forest Grove's Track-2 Design Guidelines for a "Town Center Transition" development located at 1924 Council Street. The scope of work is intended to be an interior remodel of the existing City Hall building, and a 2-story addition to replace the existing Engineering Building on the site. The existing City Hall building and site will remain largely untouched on the exterior due to budget and code limitations with the exception of the addition of a canopy, re-design of the entry to meet ADA requirements, and a potential new coat of paint.

Town Center Guidelines (TCT) Design Compliance

Site – Building Orientation

- Building setbacks are minimized with the Development Services Annex addition being placed as a zero lot line building along Council Street.
- The primary building entrance is located on Council Street and oriented to allow for ADA access.

Site – Pedestrian Connections

- Parking is existing and adjacent to the development.
- Sidewalks are separated from parking by curbs.
- Trash and Recycling area is on an adjacent property and enclosed.

Site – Amenities

- The City Hall building is existing to remain, and the Development Services Annex addition is a zero-lot line building, so there are no opportunities for exterior court yards or seating. However, weather protection is provided above the sidewalk through a horizontal metal canopy with a wood soffit that connects City Hall to the Development Services Annex addition.

Building – Facades

- Façade walls have a rhythm of bay's and windows and the lower and second level.
- Façade is 2-stories tall.
- The façade includes sunshades and an architectural metal feature around the second floor windows to increase a sense of depth and shadow lines.
- The façade is broken up with a rhythm on the first floor, and vertically oriented windows with sunshades on the second floor.
- Mechanical equipment is set back from the primary façade and should not be visible from Council Street.
- Facades not visible from council street will be constructed primarily out of CMU and Concrete and be painted with elastomeric paint for weather resistance.

Buildings – Storefronts

- First and second floor windows allow views to programmed lobbies and active office spaces on the interior.
- Entries are glazed doors.
- Windows comprised of storefront and curtainwall throughout are primarily tinted only as code required for solar heat gain. Small sections at Floor 2 have a 50% frit pattern for modesty and to reinforce verticality in the glazing, and a row of spandrel at the roof line to hide structural elements.

Buildings – Entries

- Entries are defined by a canopy that projects from the building, but simultaneously creates a sense of being recessed under the canopy.
- Entries are painted storefront with visible face profiles of 2", and an overall mullion depth of 4+-4 ½".
- Entry doors have large architectural pulls for hardware.

Building – Residential Entries

- Section not applicable.

Building – Windows

- The City Hall Building is existing and little can be done about the windows, but the design adds a glazed lobby enhancing the amount of glazing on the façade. Floor to ceiling glazing has been added where possible, however grade changes at the Development Services Annex addition largely eliminate this possibility. Together the City Hall and Development Services Annex addition facades and entries along at Council Street provide about 45% glazing at floor 1, and 40% glazing at Floor 2 (second floor of the Development Services Annex addition is nearly 70% glazing).
- Floor 1 and Floor 2 windows reflect proportional patterning, are rectangular, and oriented vertically.
- Existing City Hall windows will remain as-is or replaced with storefront at the entry as shown.
- City Hall and Development Services Annex entry widows are storefront painted a dark bronze with a 2" tall and 4"-4 1/2" profile. The face of glass is oriented towards the exterior to better match the Curtainwall.
- The Development Services Annex addition windows are curtainwalls also painted dark bronze with 2" profiles and 6" mullion depths. The face of glass for both the Curtainwalls is recessed 1 ½"-2" from adjacent wall surfaces on the lower level, and 12" from the adjacent metal Architectural feature on floor 2. At floor 2 the depth and rhythm is further accentuated by the use of vertical sunshades.

Building – Exterior Walls

- The existing City Hall exterior is to remain, but the intent is to paint it (budget dependent).
- The exterior walls of the Development Services Annex addition are made of quality materials throughout. The dominant opaque material on the façade is brick, with base of board form concrete (required for sub-grade conditions due to waterproofing). The rest of the façade is comprised of previously discussed Curtainwalls, Storefront, and dark bronze architectural metal panel. The Canopy is constructed out steel painted dark bronze with a 1x6 red cedar soffit.
- Depth is created through the use of sunshades, and an architectural metal feature around the second floor windows.

Building Landscape – Walls and Fences

- The development is a zero-lot line building and existing City Hall building. The design does not call for any fences. Small concrete site walls are located at the rear and between buildings consist of cast in place concrete but won't appear as more than curbs.

Lighting – Exterior Building

- Lighting of the building is integrated with the canopy to light the pedestrian walkway and prevent "dark corners". Lighting is directed downward at the sidewalk and entries.

Lighting – Parking Lot

- Existing parking lot is to remain. No additional parking is being incorporated.

Lighting – Sidewalk and Landscape

- Lighting is integrated in the canopy and will illuminate the walkway and building entry.
- Landscape requirements are met through existing green spaces on the City Hall Property to remain, however a street tree is being relocated and will incorporate power for seasonal tree lighting.

Lighting & Signs

- The City Hall building sign is integrated with the canopy, and incorporates silhouette backlighting. The sign will be made of extruded aluminum and be painted dark bronze to match the canopy and metal on the façade.

EXTERIOR MATERIALS PALETTE



BRICK (PRIMARY MATERIAL)



BOARD FORM CONCRETE



CANOPY SOFFIT

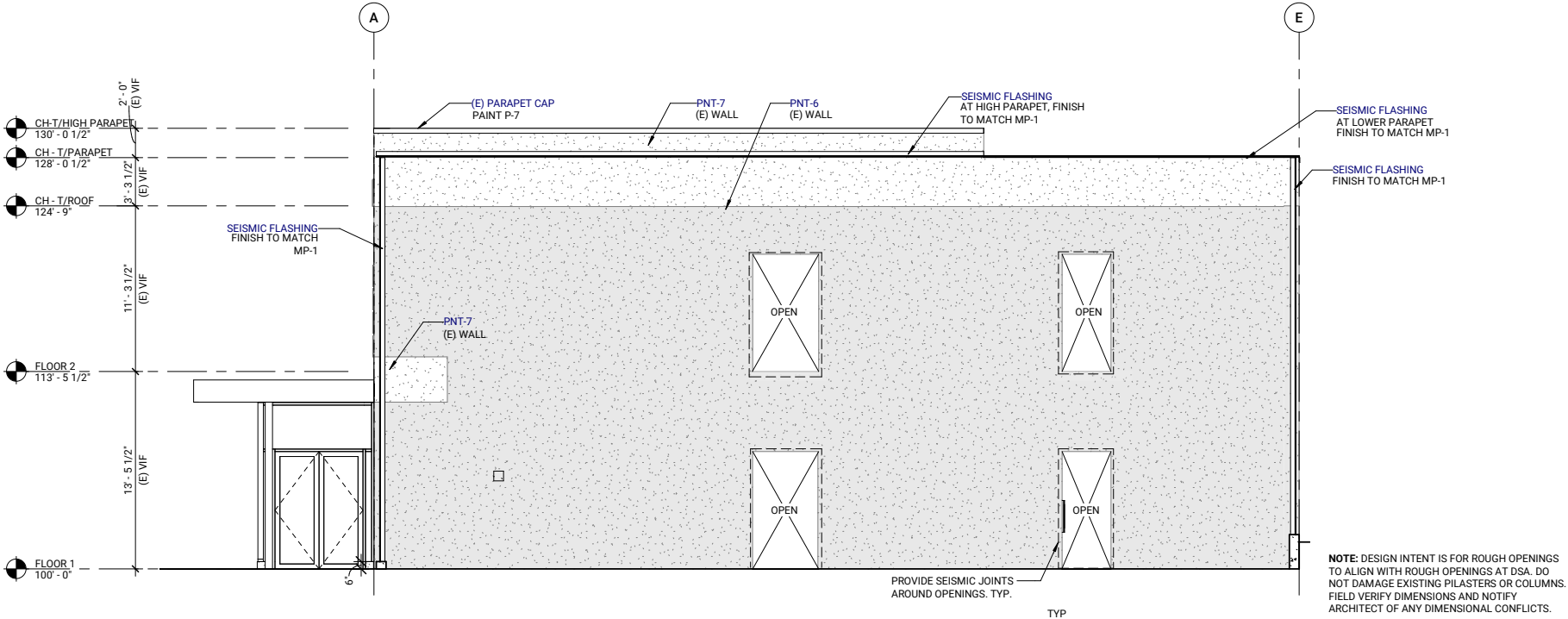


DARK BRONZE METAL PAINT (PARAPET CAPS, ARCHITECTURAL METAL PANEL, CANOPY STEEL, GLAZING AND DOOR FRAMES, SEISMIC JOINT FLASHING)

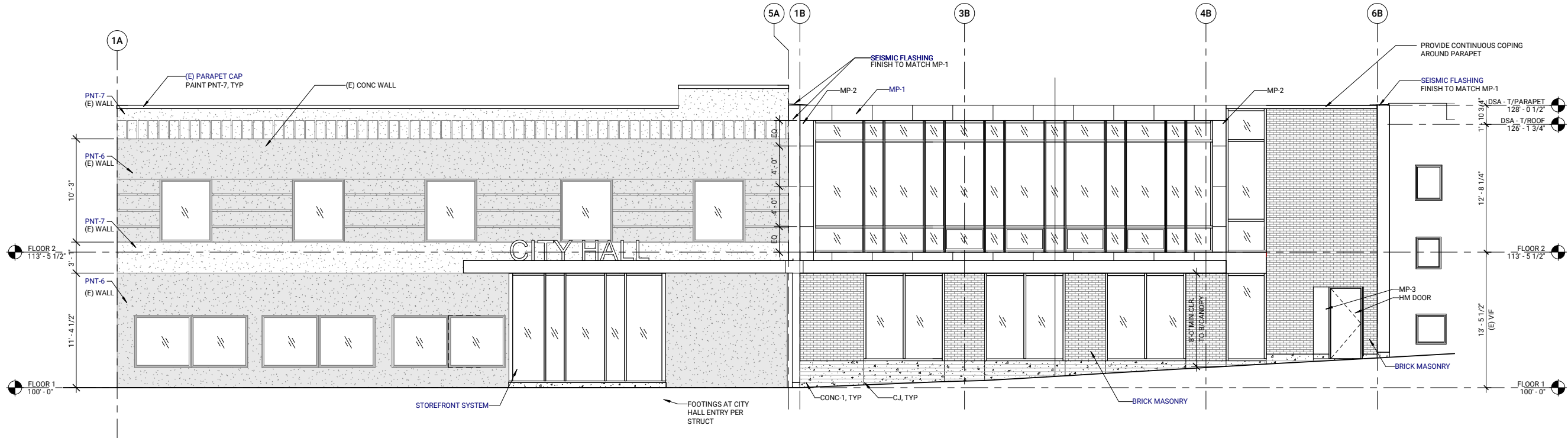


ELASTOMERIC PAINT AT DSA ADDITION CMU AND CONCRETE WALLS (NOT VISIBLE FROM COUNCIL STREET)

BUILDING ELEVATIONS

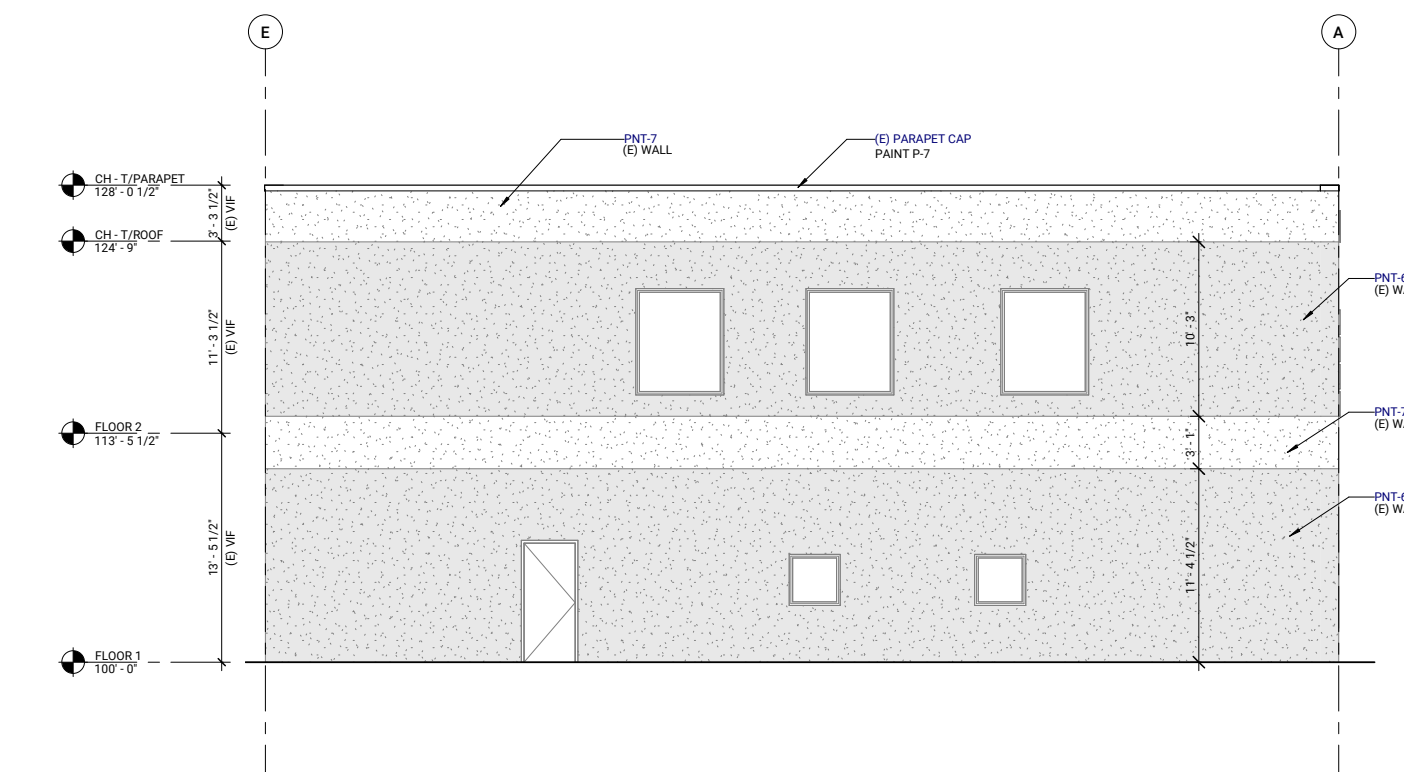


B1 NORTH ELEVATION - CITY HALL
3/16" = 1'-0"

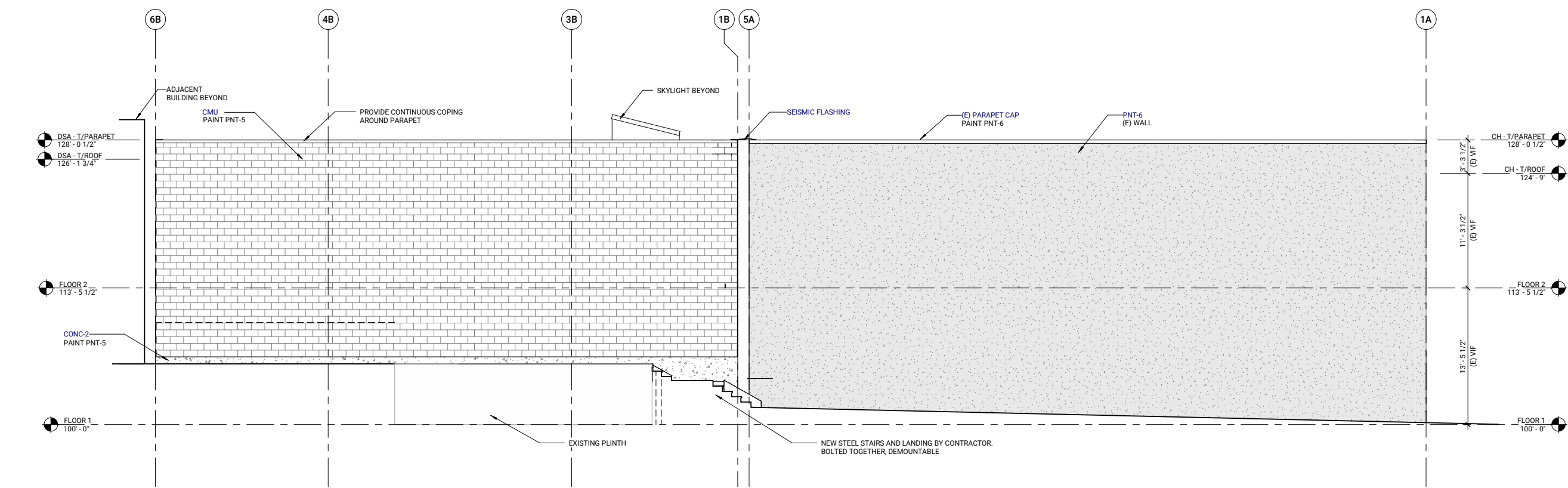


A1 EAST ELEVATIONS - DSA & CITY HALL
3/16" = 1'-0"

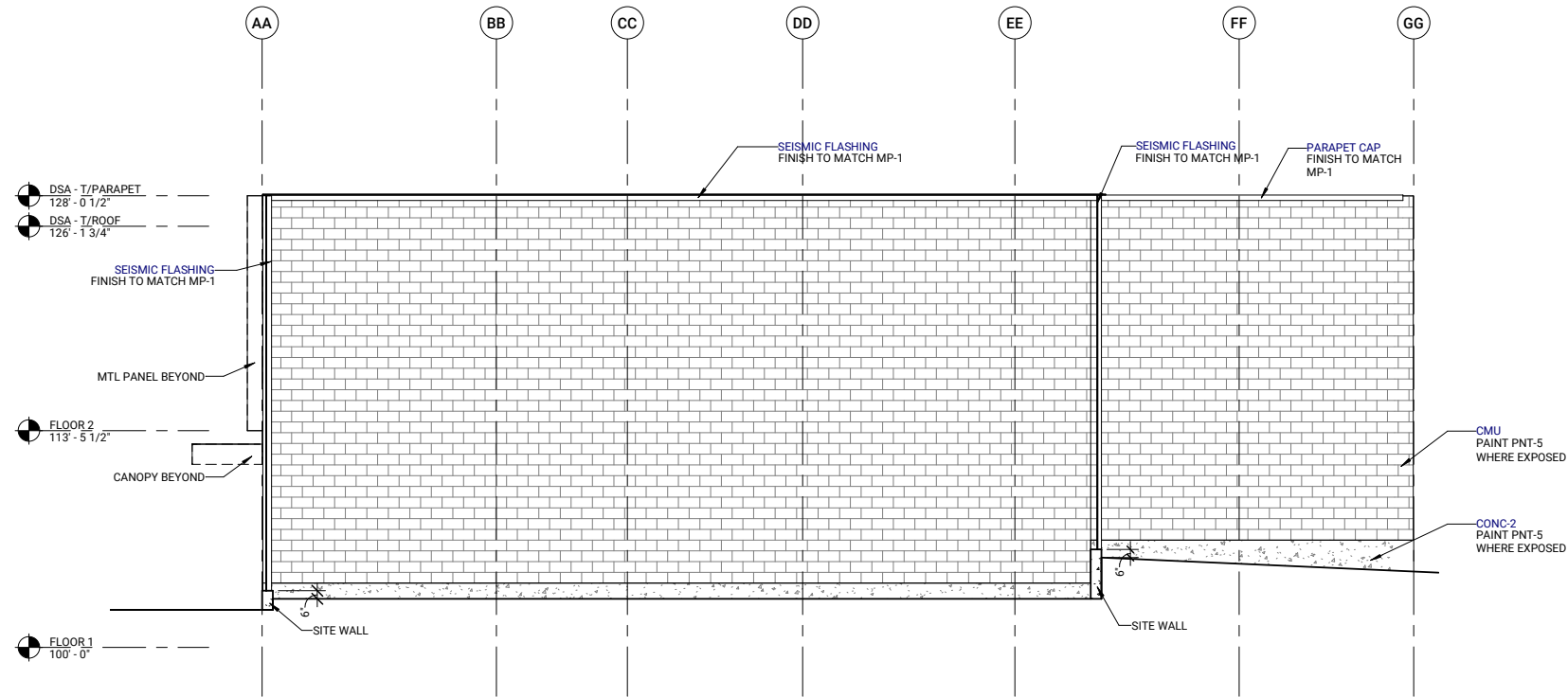
BUILDING ELEVATIONS



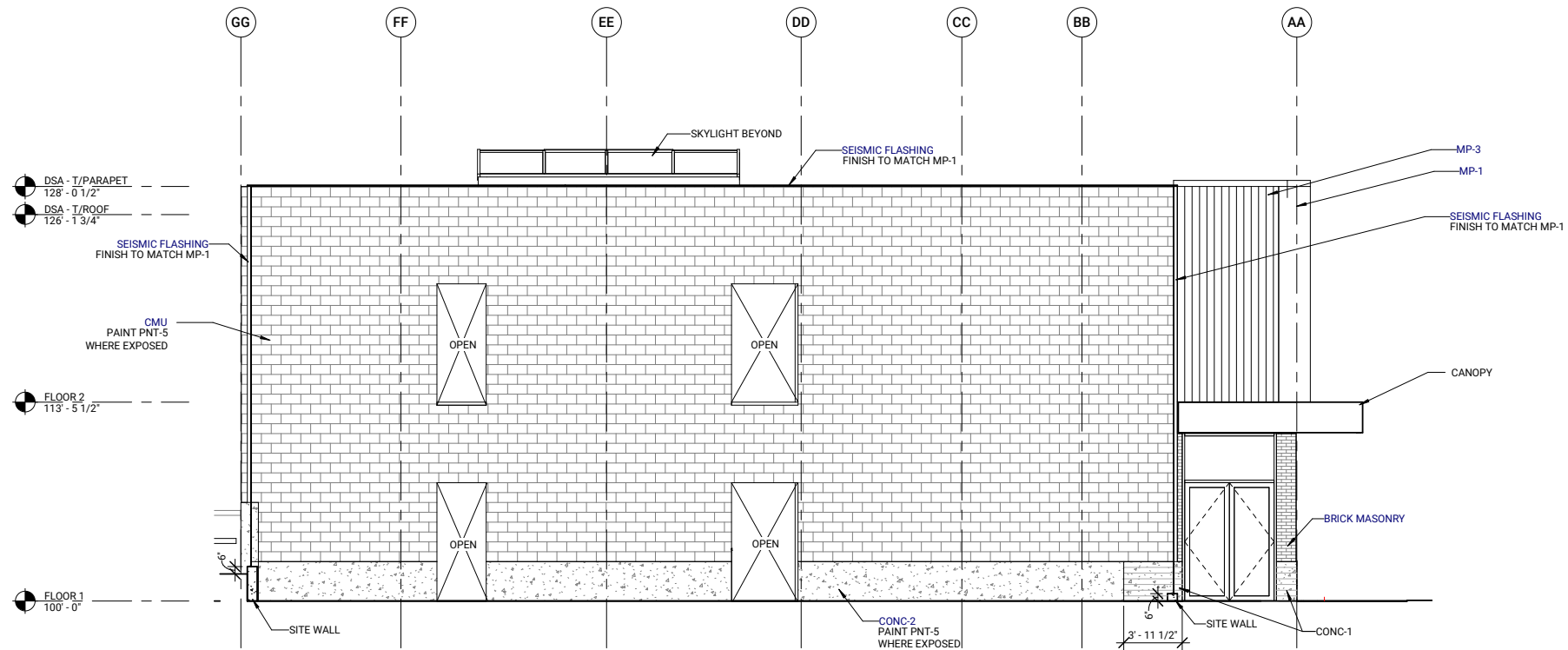
B1 SOUTH ELEVATION - CITY HALL
3/16" = 1'-0"



A1 WEST ELEVATIONS - DSA & CITY HALL
3/16" = 1'-0"



B1 NORTH ELEVATION - DSA
3/16" = 1'-0"



A1 SOUTH ELEVATION - DSA
3/16" = 1'-0"

PROJECT GOALS

WARM AND INVITING

COLLABORATIVE

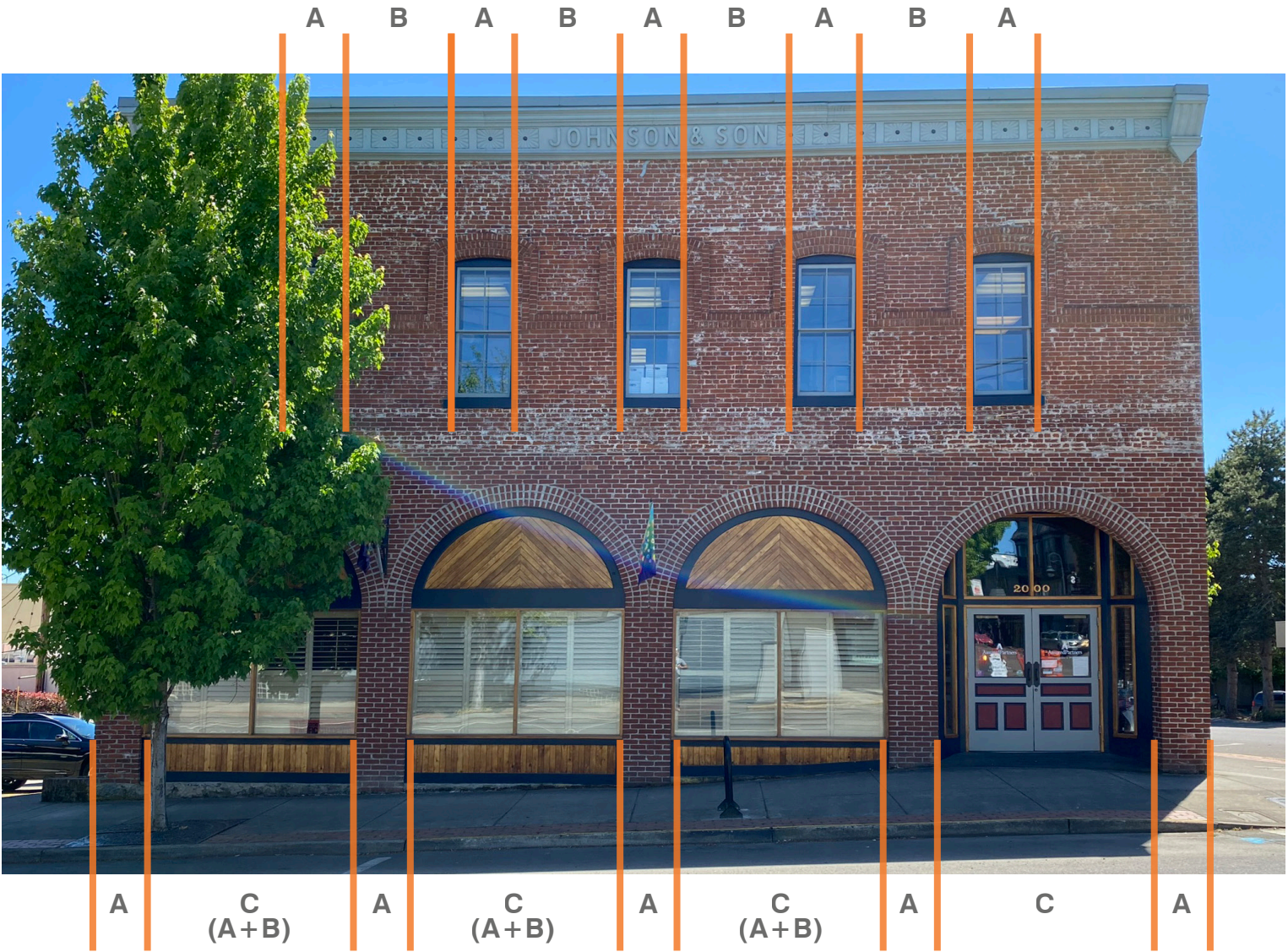
EQUITY

FLEXIBLE

PRECEDENT IMAGERY - SCALE, MASSING, MATERIALS



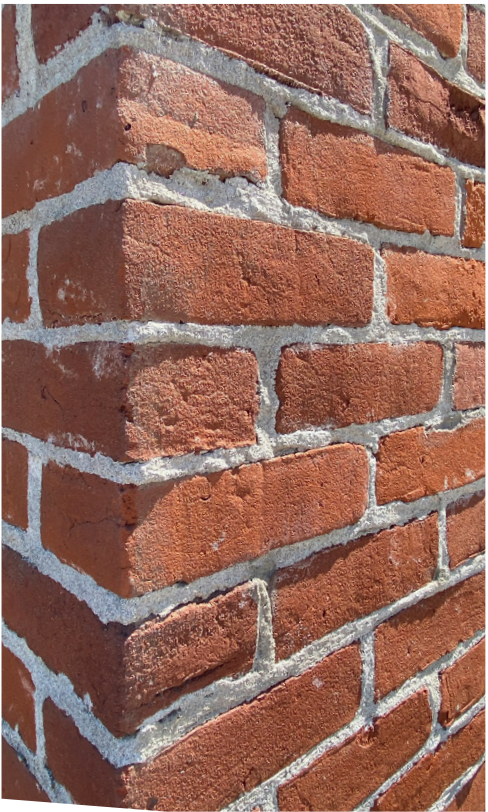
PRECEDENT IMAGERY - SCALE, PROPORTION, RHYTHM



PRECEDENT IMAGERY - PEDESTRIAN EXPERIENCE



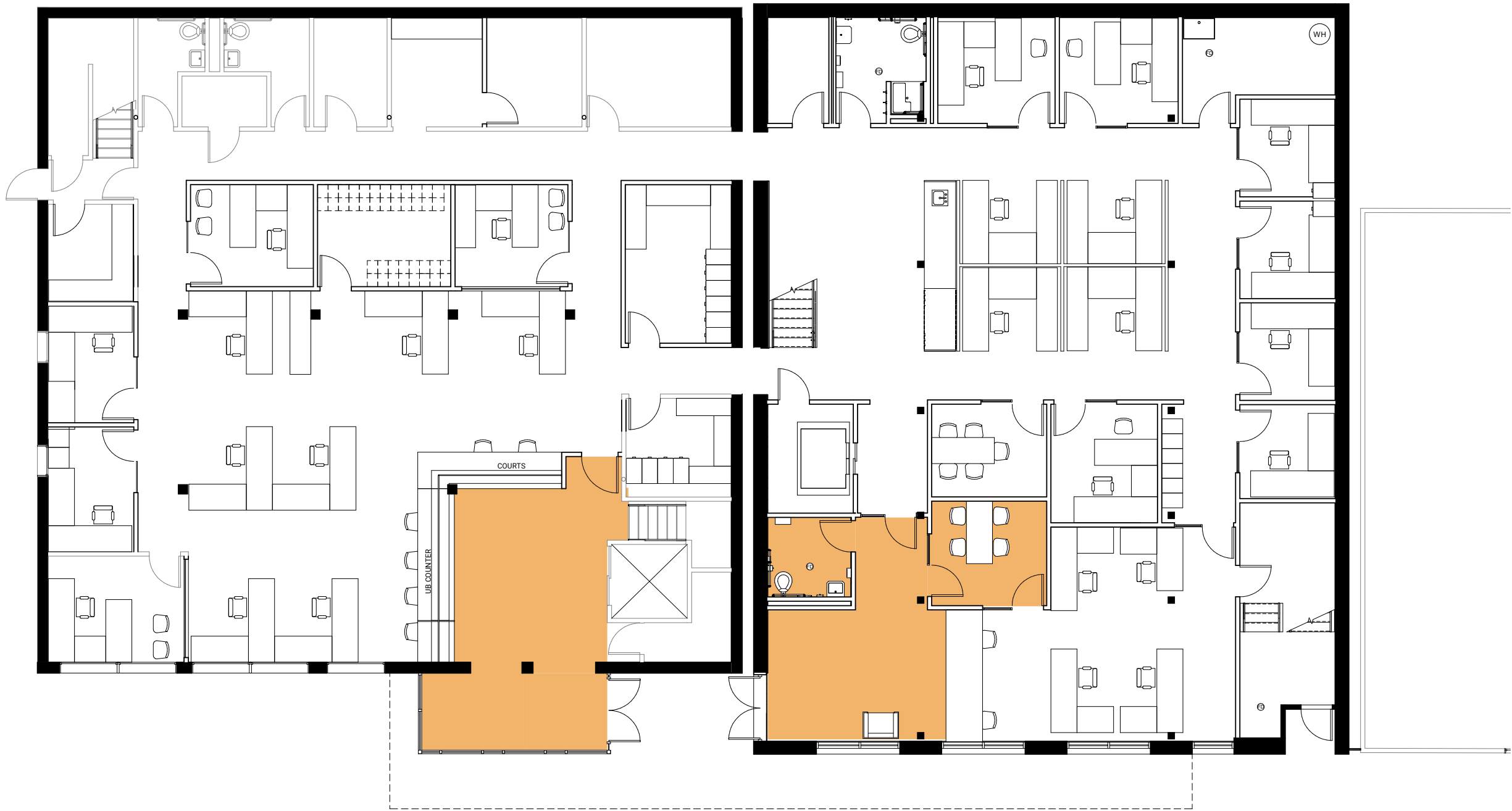
PRECEDENT IMAGERY - WINDOW RHYTHM AND MATERIALS



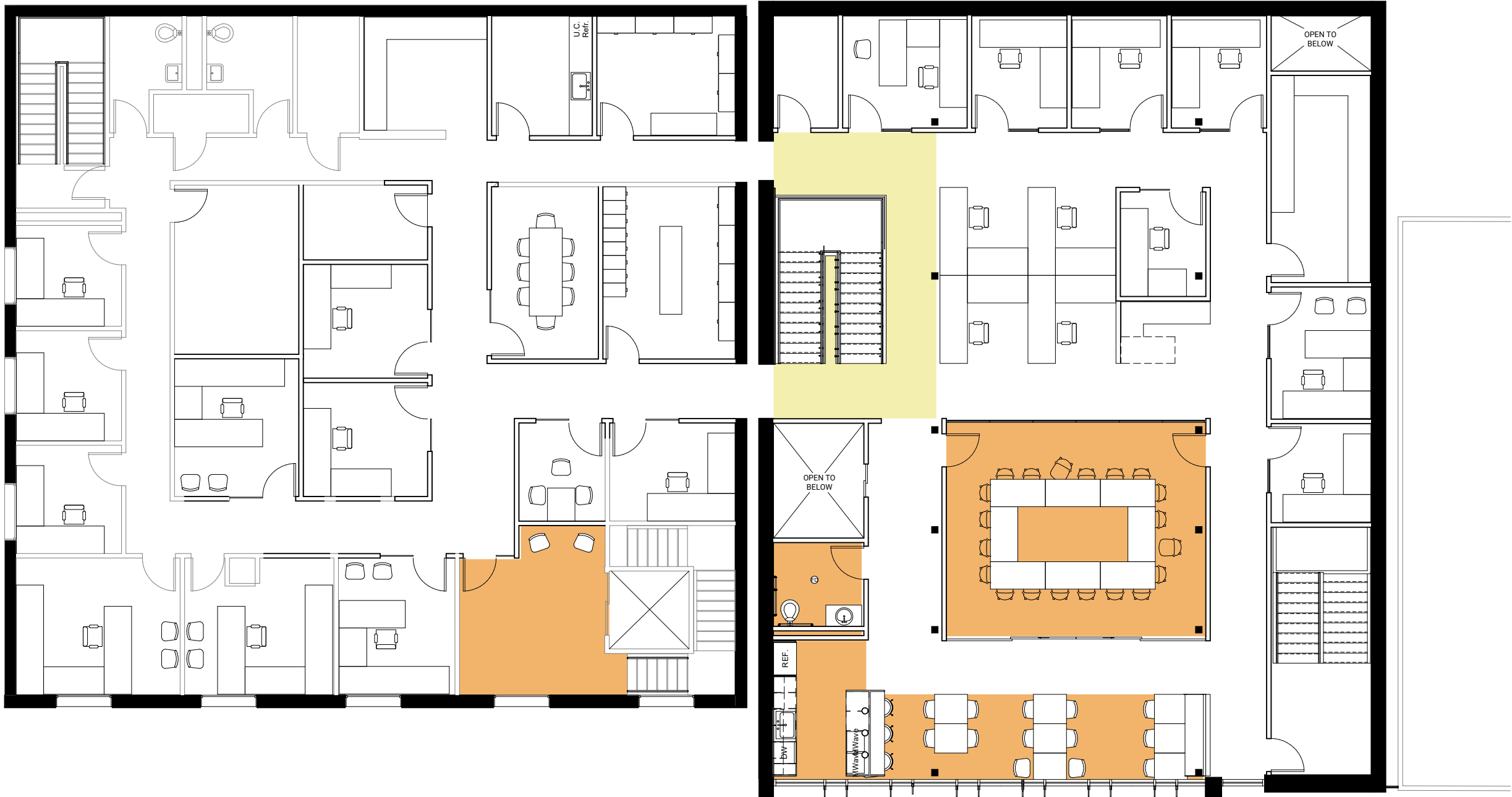
SITE PLAN



FIRST FLOOR PLAN



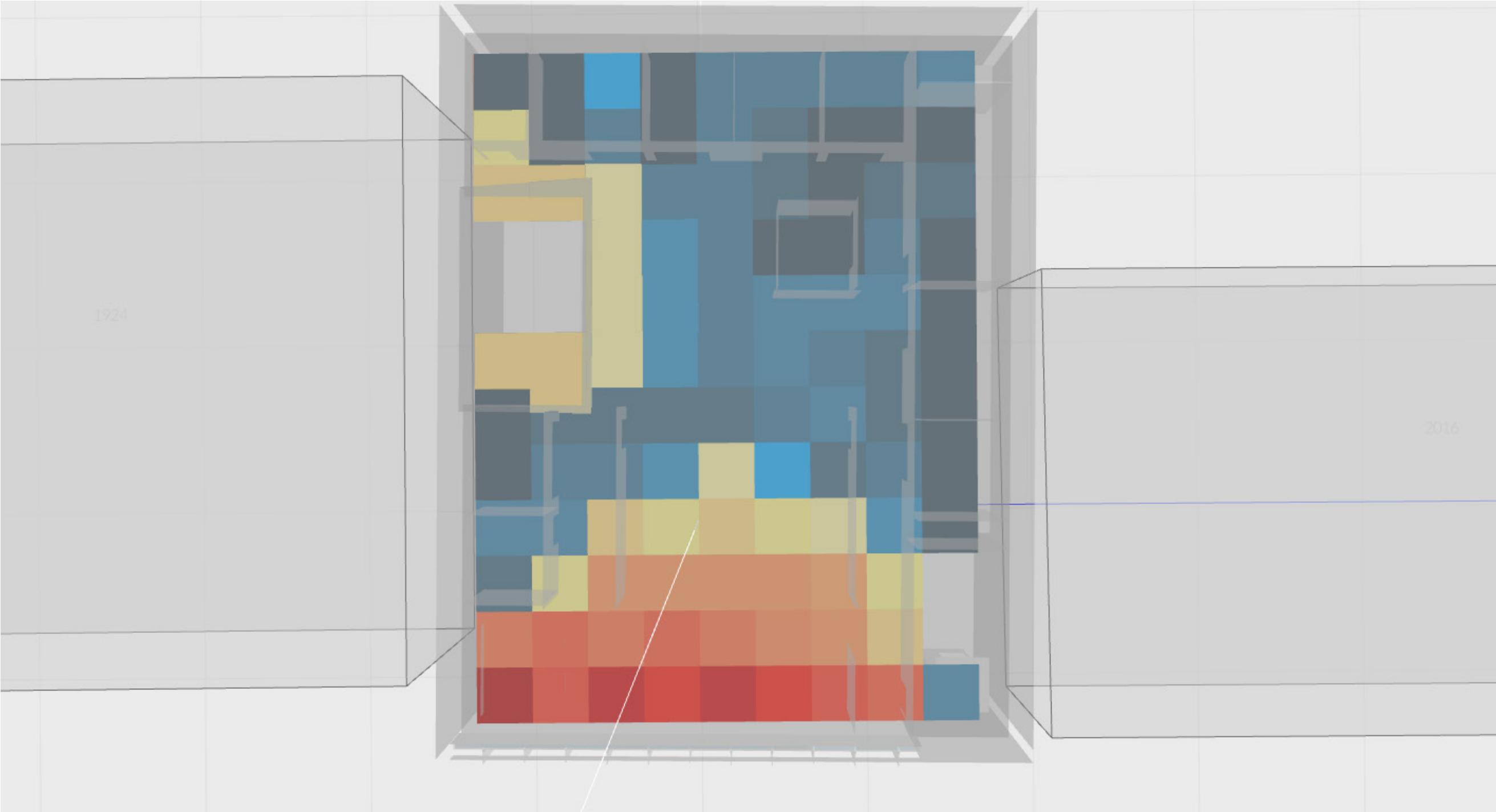
SECOND FLOOR PLAN



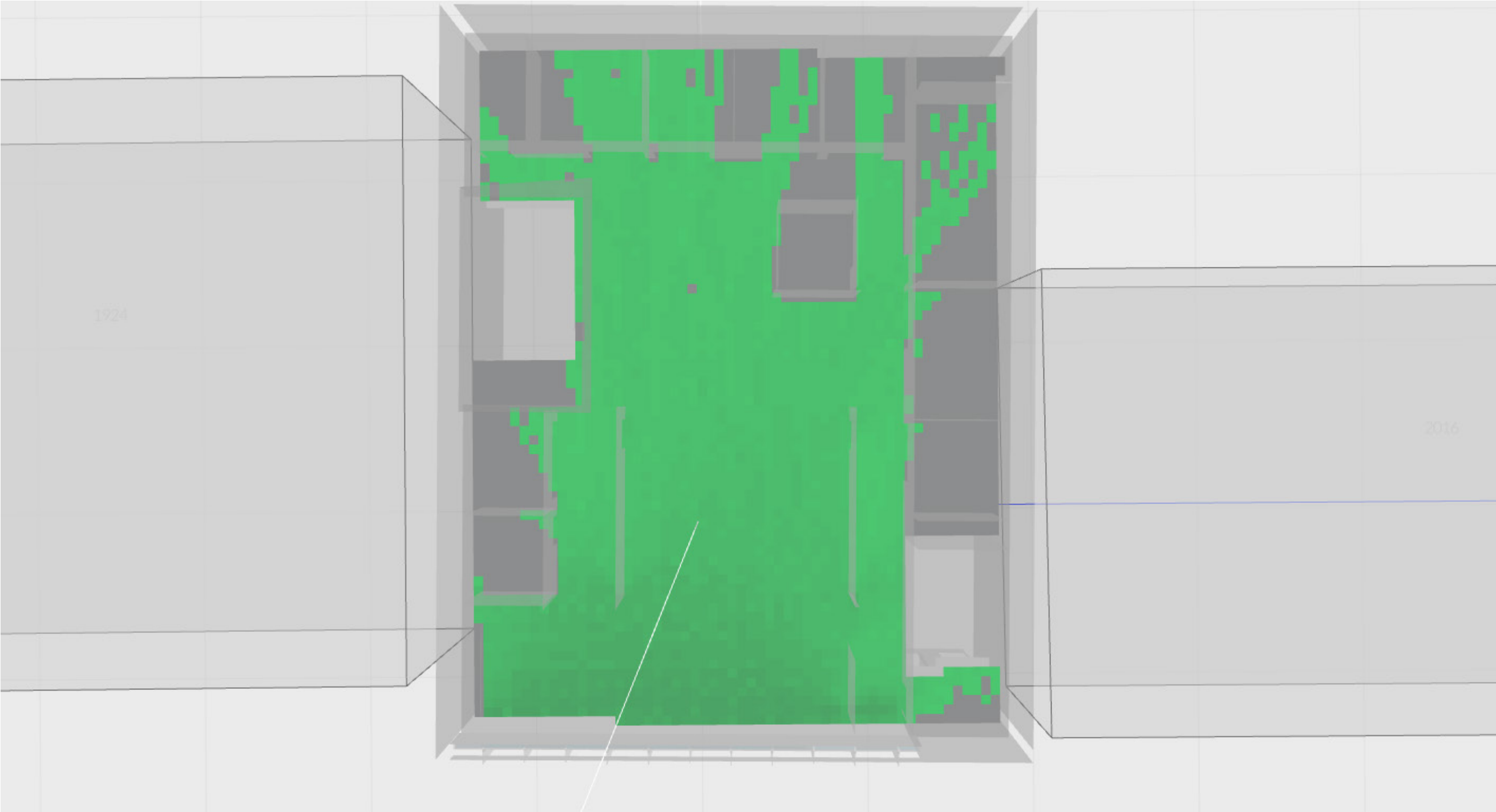
EAST ELEVATION



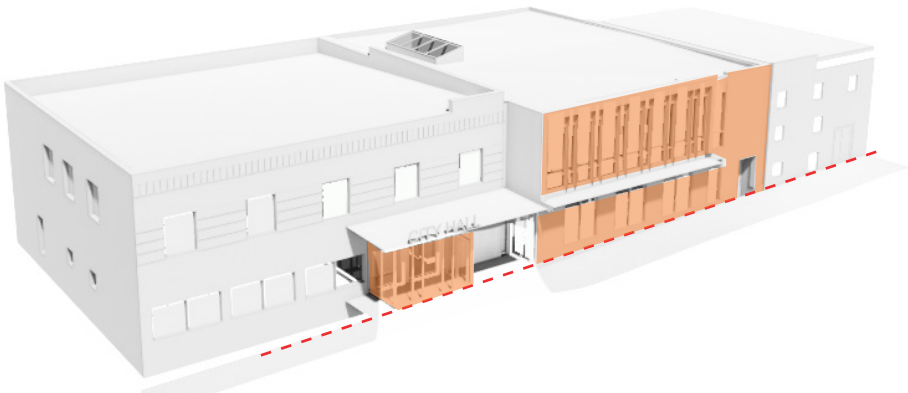
SECOND FLOOR PLAN - DAYLIGHT STUDIES



SECOND FLOOR PLAN - VIEW STUDIES

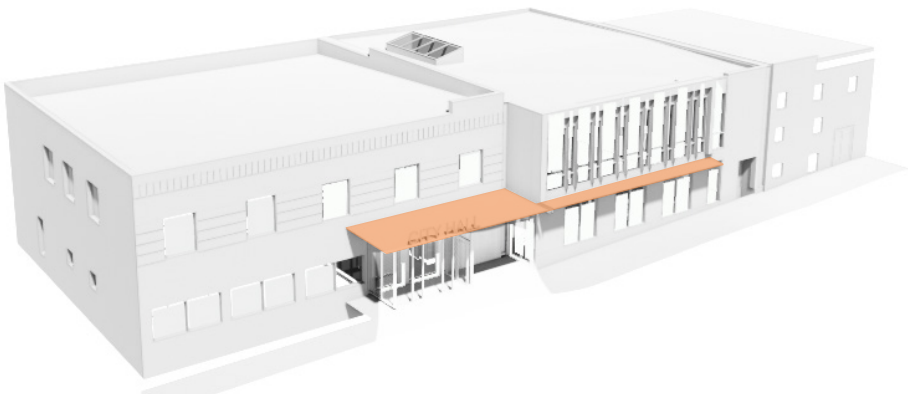


PROGRAM SUMMARY



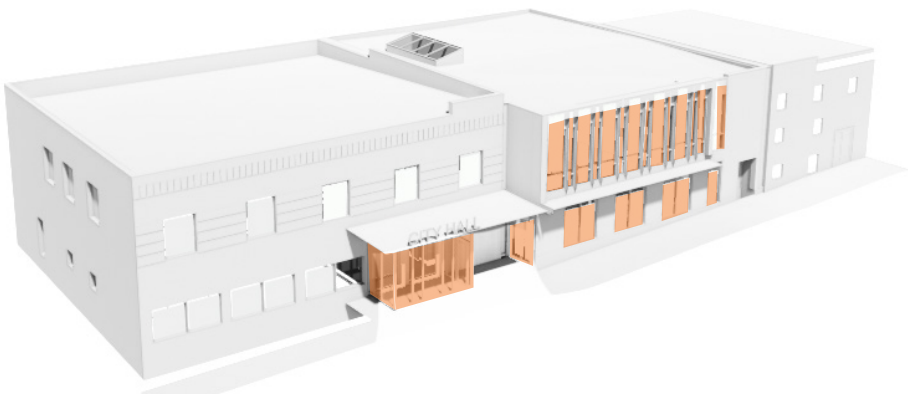
SITE

The east-facing facade of the addition reflects the downtown design standards by minimizing setbacks from the public right-of-way. The primary building entrance is nearly fully glazed and oriented to the street. A new vestibule on the City Hall extends across the facade to directly connect to the pedestrian sidewalk, providing recessed entrances to the building.



AMENITIES

Weather protection for pedestrians is provided via an integrated metal canopy that stretches across 75% of the facade of the Development Services Annex, and an additional 33 feet across the existing City Hall facade visually tying the building together.



WINDOWS

Clear ground floor windows provide views to interior active use spaces which were strategically placed along the East facade to maximize visual connections between the street and building. Lower level windows are designed to create a regular vertical rhythm that is reflected with the glazing above. Glazing curtain-wall panels will be set within metal mullions to reinforce a sense of depth.



Most buildings in downtown Forest Grove feature zero lot-line designs, with recessed primary entrances oriented to the street.

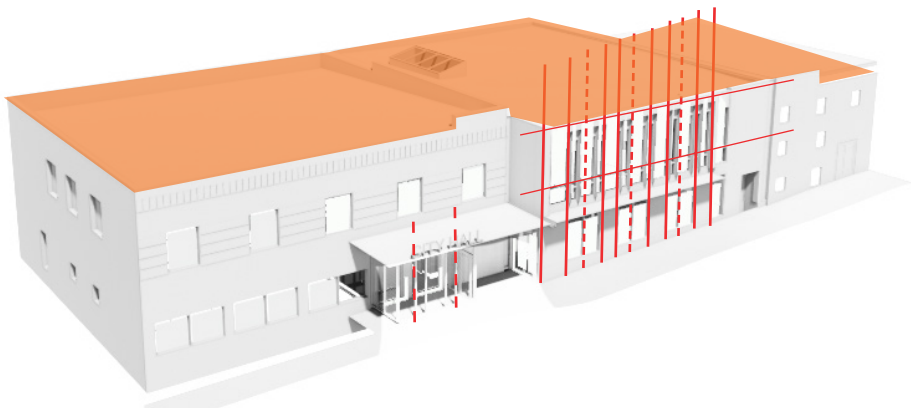


Many buildings in downtown Forest Grove provide weather protection for pedestrians. This is also a stated goal of the cities development standards.



Ground floor glazing with views of active commercial and retail spaces are in Forest Grove's downtown buildings. This is also a stated goal of the cities development standards.

PROGRAM SUMMARY



Proportions and Rhythm

The Development Services Annex addition is 2-stories tall and reflects the undulating language of surrounding buildings while creating a sense of enclosure at the street. Pilasters at the street level create a vertical rhythm that is carried through the upper level windows via glazing patterns and vertical sun shades.



Panoramic elevation of the building site and adjacent buildings. The expansion will reinforce the scale and stepping of adjacent buildings



Materials

The primary materials on the east facade are brick, concrete, and glazing, in keeping with existing buildings in downtown Forest Grove and development standards. Additional articulation and warmth is achieved by the strategic uses of wood and metal accent panels.



Many downtown buildings utilize a palette of brick, glazing, and wood or metal trim

Character

The Development Services Annex addition and remodel of the existing Forest Grove City Hall contributes to the visual relatedness of Town Center buildings by maintaining the continuous street edge, and reflecting the rhythms, proportions, and resilient materials of existing buildings.



MAIN STREET PANORAMA LOOKING WEST

RENDER - CITY HALL LOBBY INTERIOR ARCTIVE SPACES



RENDER - DEVELOPMENT SERVICES ANNEX

